



# Commercial Plan Review Requirements

## Rowan County Codes Enforcement

402 North Main Street • Salisbury, N.C. 28144-4314

Phone: 704-216-8619 Fax: 704-638-3130

All commercial projects must furnish two [2] complete sets of plans that satisfy the plan requirements listed below. For a project to be reviewed, all plan requirement material must be submitted at the same time. Otherwise, the submittals will be viewed as incomplete and will be returned to the applicant or destroyed. Rowan County is not a repository for plan sets awaiting a complete submittal.

### Plans Requirements

- ☐ 2 complete sets of plans [Minimum 18"x 24" Plan Sheets and Legibly scaled]
- ☐ Completed Appendix "B"
- ☐ Site Plans
- ☐ Architectural Plans
- ☐ Structural Plans
- ☐ Electrical Plans
- ☐ Mechanical Plans
- ☐ Plumbing Plans
- ☐ Compliance with Life Safety Guidelines
- ☐ Rehab Code Projects required to be accompanied by a fully completed "Decision Diagram" (Reference Guide). All required sections & subsections shall be noted for the project.
- ☐ Sealed by a North Carolina Design Professional unless one of the exceptions below is met: Please circle which exception may apply.
  1. Family Residence, up to eight units attached with grade level exit that is not part of or physically connected with any other buildings or residential units.
  2. Farm Buildings.
  3. An Institutional or Commercial Building if it does not have a total value exceeding \$90,000.
  4. An Institutional or Commercial Building if the total building area does not exceed 2,500 square feet in gross floor area.
  5. Alterations, remodeling or renovation of an existing building or building site that is exempt under this section or alteration, remodeling, or renovation that does not alter or effect the structural system of the building; change the building's access or exit pattern; or change the live or dead load on the building's structural system.
  6. The preparation and use of details and shop drawings, assembly or erection drawings, or graphic descriptions utilized to detail or illustrate a portion of the work required to construct the project in accordance with the plans and specifications prepared or to be prepared under the requirement or exemptions.
  7. Nothing shall prevent any individual for making plans or data for buildings for himself. Individual must own the property and building must be for his use.

This document must be completed & submitted along with the plans for the proposed project & the plan review procedures document.

Applicant Signature \_\_\_\_\_